

**86 Browning Street, Kangaroo Flat, Vic 3555**

**House For Sale**

Thursday, 30 May 2024



**86 Browning Street, Kangaroo Flat, Vic 3555**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 724 m2**

**Type: House**



Tim Noonan  
0413464949



Kristy Intamanon  
0457110198

**\$595,000 - \$645,000**

This beautifully presented and maintained family home has been meticulously upgraded in a sophisticated contemporary style, offering modern comforts and elegant finishes. Renovated with fresh paint, new carpeting, floating timber floors, and stylish window furnishings just a few years ago, this property is ready for the family to move in and enjoy. The home features a luxurious kitchen, two living zones, four bedrooms, and an impressive alfresco entertaining area. It is ideally located to make the most of Kangaroo Flat's excellent amenities.

A spacious, contemporary family home with modern renovations, abundant storage and a range of outdoor spaces to enjoy. The main bedroom includes an ensuite with an extra-large shower and ample built-in storage. Two additional bedrooms feature built-in robes, opposite the bright central bathroom with a separate WC and the thoughtfully planned laundry with storage. The fourth bedroom, opposite the main, can also be a spacious home office. An open-plan living and dining area adjoins the kitchen and leads to a further large living space, providing ample space for the whole family. The gourmet kitchen features stone benchtops with a waterfall edge, a Miele dishwasher, a 900mm stove, a small appliance cupboard, and soft-close cabinetry. Stainless steel ceiling fans, ducted gas heating, and evaporative cooling ensure year-round comfort in two living zones and four bedrooms. Outside is an expansive alfresco entertaining area that provides a sheltered outdoor living space, while the rest of the yard is divided into secluded garden nooks offering quiet retreats. You can confidently allow kids and pets to roam the fully fenced yard. The double carport at the front door provides easy access to the kitchen, and the 5.5m x 3.7m shed is perfect for garden tools or storage. Just a short walk to Kangaroo Flat Primary School (600m away), Crusoe 7-10 Secondary College, and close to bus routes, shopping, Gurri Wanyarra Wellbeing Centre, the Kangaroo Flat train station, and local sports, community, and medical facilities. A beautiful, light, bright home offering everything a modern family could need in a convenient and sought-after location.